

**Board of Architectural Review**

**DATE:** May 14, 2015  
**TO:** Board of Architectural Review Chair and Members  
**FROM:** Kelly O'Brien, AICP, BAR Liaison *KO*  
**THROUGH:** Jason D. Sutphin, Community Development Division Chief *(JDS)*  
**SUBJECT:** Layton Hall Apartments

**ATTACHMENTS:**

1. Relevant Code Sections
2. Applicant Statement of Justification
3. City Council Approvals: Proffers, Resolutions, Ordinance.
4. Certificate of Administrative Approval dated June 26, 2014 and submitted documents

**Nature of Request**

- |                                |  |
|--------------------------------|--|
| 1. Case Number:                | 1050088  |
| 2. Address:                    | 10320 – 10340 Layton Hall Drive                      |
| 3. Request:                    | Renewal of approval of site design and architecture  |
| 4. Applicant:                  | Seventeenth Carr-Layton Hall Limited Partnership     |
| 5. Applicant's Representative: | Lynne J. Strobel                                     |
| 6. Zoning:                     | RPD and Old Town Fairfax Transition Overlay District |

**Staff Comments**

**Proposal and Background:**

The subject site consists of one parcel located at the corner of Layton Hall Drive and University Drive. Bordering the subject property on the east is the Fairfax County Health Department. To the north are Van Dyck Park and the City of Fairfax Police Department. To the west, immediately adjacent to the subject site, is City of Fairfax open space; and across University Drive are single family houses. The Olde Fairfax Mews townhome community is located to the southwest across University Drive, and on the south are commercial office sites with associated parking directly adjacent to Layton Hall Drive. The site was zoned Residential Multifamily (RM) and contains 7.81 acres with 110 existing residential rental apartments and associated facilities, originally developed circa 1962.

The applicant is requesting extension of the BAR approval to redevelop the site to include seven multifamily residential elevator buildings varying in height between four and five stories containing a total of 360 apartments along with accompanying community center and other amenities.

Initial development of onsite trails along the floodplain has begun to keep the project active while financing for the project is being finalized.

*Previous Hearings and Approvals:*

On April 17, 2013 the BAR reviewed four Special Exceptions (SEs) requests to the Transition Overlay District standards and submitted their comments and recommendations to City Council. On May 14, 2013 City Council approved the applicant's application to redevelop the subject property that included the following land use actions:

1. Approval of a Comprehensive Plan amendment to extend the northern boundary of the Old Town Fairfax Transition Overlay District to include the subject site, and approval of a rezoning of the property from Residential Multifamily (RM) to Residential Planned Development District (RPD) and Old Town Fairfax Transition Overlay District (TOD), with proffers;
2. Approval of a Special Use Permit to allow redevelopment, grading, and fill in the floodplain;
3. Approval of six (6) Special Exceptions (SE) to:
  - a. Increase the maximum building height;
  - b. Reduce the minimum required front yard;
  - c. Reduce the minimum required side yard;
  - d. Increase the maximum allowed floor area for buildings and above-grade parking structures;
  - e. Decrease the required parking; and
  - f. Allow encroachment and development in the Resource Protection Area;
4. Approval of Variances (V) of the Residential Planned Development District to:
  - a. Reduce the perimeter open space requirement; and
  - b. Increase the maximum permitted coverage of impervious surface.

Copies of these City Council approvals are contained in Attachment 2.

The applicant presented revised plans to the BAR in a work session on September 4, 2013, where staff addressed any outstanding items.

The Board approved the proposed site design and architecture on October 16, 2013, with the following conditions:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.
2. All mortar used for brick on the site shall be a natural sand, similar to Brixment C-320, subject to final approval by the Director of Community Development and Planning.
3. All exposed faces of retaining walls shall be faced with rubble stacked stone similar to the details depicted on page 20 of the site design book.

4. Placement and size of all signs shall meet the requirements of the City's Zoning Ordinance and are subject to approval by the Zoning Administrator prior to construction or installation.
5. The applicant shall secure all required permits.
6. The gutters and downspouts colors will match the hardy plank siding.

On June 26, 2014, the applicant received administrative approval from staff for minor modifications to the clubhouse architecture and the balconies and roofs of the multifamily buildings with the following conditions:

1. The proposed buildings shall be constructed as approved by the BAR on October 16, 2013 and as modified by this approval as shown in the exhibits submitted on March 7, 2014 and June 12, 2014.
2. The applicant shall secure all necessary sign and building permits.
3. All proposed site and landscaping changes shall be noted on the modified site plan to be approved by the Zoning Administrator.

The applicant is not proposing any changes from the last approval on June 26, 2014.

## **RECOMMENDATIONS**

Staff therefore recommends that the application to extend the previous approval be approved with the following conditions.

1. The proposed construction, materials, and colors shall conform to the elevations and material samples previously approved by the Board and staff.
2. The extension of the approval shall expire one year from the date of the meeting which approval was granted.

**ATTACHMENT #1**

## **Relevant Code Sections**

### **Sec. 110-1071. Designation of districts.**

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

### **Sec. 110-919. - Decisions; certificates of approval.**

(e) A certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 12 months from the date of approval. On written request from an applicant, the board of architectural review may grant a single extension for a period of up to one year if, based upon submissions from the applicant, the board of architectural review finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

**JCE INC**10675 Main Street  
Fairfax VA 22030T 703 658 6073  
F 703 658 1873

May 4, 2015

**VIA HAND DELIVERY**Kelly O'Brien, Planner II  
Board of Architectural Review Liaison  
City of Fairfax  
10455 Armstrong Street  
Fairfax, Virginia 22030**RECEIVED****MAY 06 2015**

Community Dev &amp; Planning

**RE: Board of Architectural Review Submission**  
**Applicant: Seventeenth Carr-Layton Hall Limited Partnership**  
**Extension of Approval**

Dear Ms. O'Brien:

Enclosed please find a completed application form and affidavit as previously submitted for the Layton Hall Redevelopment project.

Also enclosed is a check in the amount of \$125 for the submission fee for presentation to the City of Fairfax Board of Architectural Review.

This request is for an extension of approval for Certificate of Approval BAR #A532-14-4/14030027.

In accordance with this previous approval dated June 27, 2014 this Certificate will become null and void if no significant improvements or alterations are made in accordance with the approved application within 12 months from the date of approval.

We are still pursuing finalization of the financing for the Layton Hall Redevelopment project.

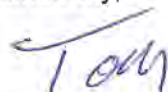
We have initiated development onsite through the installation of the trail along the flood plain and are desirous of keeping the plan active to allow the completion of the financing of the job, vacating the property by current tenants and demolition to allow the redevelopment of the property.

The redevelopment proposed remains as approved in the previous BAR application. There have been no changes to the architectural elements of the 7 buildings proposed onsite or to the landscaping and amenities associated with this development.

We hereby request an extension of the previous approval so that this project may move forward as previously approved.

Thank you for your cooperation in this matter.

Sincerely,



Thomas P. Davis

TPD/lb





## City of Fairfax

**10455 Armstrong Street  
Fairfax, Virginia 22030-3630**

May 28, 2013

Ms. Lynne Strobel  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

Re: Rezoning Request Z-12110097  
Special Exception Request SE-12110158  
Special Use Permit Request SU-12110159  
Variance Request V-12110098

Dear Ms. Strobel:

The Fairfax City Council, at its regular meeting of May 14, 2013, adopted a resolution to approve the application of Seventeenth Carr – Layton Hall Limited Partnership, by Lynne J. Strobel, Agent, for a Comprehensive Plan Amendment to extend the northern boundary of the Old Town Fairfax Transition Overlay District and an ordinance for a rezoning of the 7.81-acre subject site from RM Multifamily to RPD(p), Residential Planned Development (with proffers dated May 14, 2013) in support of multifamily attached development and to the Old Town Fairfax Transition Overlay District, and variances to reduce the minimum open space setback of at least 25 feet around the external walls of any structure required by Sec. 110-673(2), and to permit the coverage by all impervious surfaces to exceed the maximum permitted lot coverage 50-percent of the gross tract area required by Sec. 110-673(4) subject to the general development plan/preliminary site plan revised through April 25, 2013 and proffers dated May 14, 2013, on the premises known as 10320 – 10340 Layton Hall Drive, and more particularly described as tax map number 57-2-002-174.

The City Council also adopted a resolution to approve the request of Seventeenth Carr – Layton Hall Limited Partnership, by Lynne J. Strobel, Agent, for the following special exceptions:

1. Increase the maximum wall height of 43 feet to a maximum wall height of up to 70 feet;
2. Reduce the minimum required front yard to as little as zero feet;
3. Reduce the minimum required side yard to as little as ten feet;
4. Increase the maximum allowed floor area for buildings and above-grade parking structures to 122 – percent;

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5. Reduce the required parking from 2.0 spaces per unit to 1.6 spaces per unit; and  
6. Allow encroachment and development in the resource protection area.  
on the land known as 10320 – 10340 Layton Hall Drive, and more particularly described  
as tax map number 57-2-002-174 and subject to the following conditions:

1. The primary wall materials for all buildings shall be brick, stone, or simulated stone. Architectural elements such as varied wall setbacks and brick banding, soldier coursing, and relief patterns shall be incorporated into the overall design to be presented for review by the Board of Architectural Review.
2. The applicant shall install bicycle lanes or sharrows on both directions of Layton Hall Drive from the intersection of University Drive to the intersection of Old Lee Highway pursuant to final design approval by the Director of Public Works.

The Fairfax City Council also approved the request of Seventeenth Carr – Layton Hall Limited Partnership, by Lynne J. Strobel, Agent, for a special use permit to allow redevelopment and grading in the floodplain on the land known as 10320 – 10340 Layton Hall Drive and more particularly described as tax map 57-2-002-174 subject to the following conditions:

1. The primary wall materials for all buildings shall be brick, stone, or simulated stone. Architectural elements such as varied wall setbacks and brick banding, soldier coursing, and relief patterns shall be incorporated into the overall design to be presented for review by the Board of Architectural Review.
2. The applicant shall install bicycle lanes or sharrows on both directions of Layton Hall Drive from the intersection of University Drive to the intersection of Old Lee Highway pursuant to final design approval by the Director of Public Works.

Sincerely,



Melanie R. Burrell  
City Clerk

cc: David Hudson, Director, Community Development & Planning  
Jack Blevins, Community Development Division Chief  
MRB/dms



RESOLUTION NO. R-13-09

RESOLUTION TO APPROVE THE REQUEST OF SEVENTEENTH CARR – LAYTON HALL LIMITED PARTNERSHIP, BY LYNNE J. STROBEL, ATTORNEY/AGENT, FOR SPECIAL EXCEPTIONS TO SECTION 110-1046(2) TO INCREASE THE MAXIMUM BUILDING HEIGHT TO MORE THAN 43 FEET, TO SECTION 110-1046(3)A.2. TO REDUCE THE MINIMUM REQUIRED FRONT YARD, TO SECTION 110-1046(3)B.2. TO REDUCE THE MINIMUM REQUIRED SIDE YARD TO LESS THAN 25 FEET WIDE WHERE CONTIGUOUS TO RESIDENTIALLY ZONED PROPERTY OUTSIDE THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT, SECTION 110-1046(5)B TO INCREASE THE MAXIMUM ALLOWED FLOOR AREA FOR BUILDINGS AND ABOVE-GRADE PARKING STRUCTURES TO 122-PERCENT FROM 120-PERCENT, TO SECTION 110-154(B)(1)(A) TO REDUCE THE OFF-STREET PARKING SPACES FROM 2.0 TO 1.6 SPACES PER UNIT, AND PURSUANT TO SECTION 110-89(B) TO ALLOW ENCROACHMENT AND REDEVELOPMENT IN THE RESOURCE PROTECTION AREA ON THE PROPERTY KNOWN AS TAX MAP PARCEL 57-2-002-174 AND ALSO KNOWN AS 10320 – 10340 LAYTON HALL DRIVE.

WHEREAS, Seventeenth Carr – Layton Hall Limited Partnership, by Lynne J. Strobel, attorney/agent, has submitted Application No. SE-12110158 requesting Special Exceptions to the City Code as listed above; and

WHEREAS, City Council has carefully considered the application, the recommendation from Staff, the recommendation from the Board of Architectural Review and testimony received at the public hearing; and

WHEREAS, City Council has determined that the proposed Special Exceptions are appropriate because the proposal meets the requisites established by City of Fairfax Code Sections 110-89(s), 110-1046(6), 110-1047, and 110-158 for the following reasons:

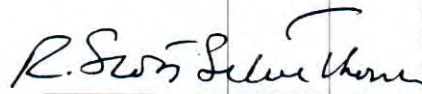
- 1) The requests have been designed in a manner which will complement the unique character of the Old Town Fairfax Historic District with respect to building size, scale, placement, design and use of materials;
- 2) The proposed structure and improvements will promote the general welfare and protect the public health, safety and morals by tending to maintain and augment the city tax base as a whole, generating business activity, maintaining and creating employment opportunity, and making the city a more attractive and desirable place in which to live.
- 3) The proposed combination of architectural elements conform to accepted architectural principles, as contrasted with engineering standards designed to satisfy safety or functional requirements only, and exhibit external characteristics of demonstrated architectural and aesthetic durability.
- 4) The orientation and location of the proposed structures and improvements, and their relationship to open spaces and topography, will be harmonious with the surrounding buildings and area.
- 5) The design of the proposed structures and site would provide for the safe and efficient movement of pedestrian and vehicular traffic.
- 6) The requests will not result in increased traffic congestion or otherwise negatively impact existing traffic flow or pedestrian and vehicular safety.
- 7) The requests will not be contrary to the objectives specified in the comprehensive plan.
- 8) The relief is necessary to permit reasonable use of the subject property.
- 9) The requests will not adversely impact adjacent property or the surrounding area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfax on this 14<sup>th</sup> day of May, 2013, that Application No. SE-12110158 be and hereby is **APPROVED**, as requested, with the proffered conditions revised through May 6, 2013 and with the following conditions.



1. The primary wall materials for all buildings shall be brick, stone, or simulated stone. Architectural elements such as varied wall setbacks and brick banding, soldier coursing, and relief patterns shall be incorporated into the overall design to be presented for review by the Board of Architectural Review.
2. The applicant shall install bicycle lanes or sharrows on both directions of Layton Hall Drive from the intersection of University Drive to the intersection of Old Lee Highway pursuant to final design approval by the Director of Public Works.

Adopted this 14<sup>th</sup> day of May 2013.



Mayor

ATTEST:

  
City Clerk

The vote on the motion to approve was recorded as follows:

**VOTE:**

Councilman DeMarco	Aye
Councilman Drummond	Aye
Councilman Greenfield	Aye
Councilman Meyer	Aye
Councilmember Schmidt	Aye
Councilman Stombres	Aye

MAY 20 2013

Dept. of Community  
Development & Planning

## PROFFERS

## SEVENTEENTH CARR – LAYTON HALL LIMITED PARTNERSHIP

## ZONING MAP AMENDMENT

May 14, 2013

Pursuant to Section 15.2-2303(a) of the *Code of Virginia*, 1950, as amended, and Section 110-7 (b) of the Zoning Ordinance of the City of Fairfax, Virginia, Seventeenth Carr-Layton Hall Limited Partnership, for itself, and its successors and/or assigns (hereinafter referred to as the "Applicant") in Z-12110097 filed on property identified on the City of Fairfax tax map 57-2 ((2)) 174 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Fairfax City Council approves a rezoning of the Application Property from the RM District to the RPD and the Old Town Fairfax Transitional Overlay District in conjunction with a general development plan/preliminary site plan for residential development. These proffers shall replace and supersede all previous proffers approved on the Application Property. In the event the rezoning is denied by the Council, these proffers shall immediately be null and void.

## 1. GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN

Development of the Application Property shall be in substantial conformance with the General Development Plan/Preliminary Site Plan (GDP/PSP) prepared by Dewberry Consultants LLC consisting of nine (9) sheets, dated November 9, 2012, with a cover sheet revised through April 25, 2013.

## 2. TRANSPORTATION

- A. The Applicant shall install three (3) curb bump outs on Layton Hall Drive as shown on the GDP/PSP.
- B. Two (2) pedestrian crosswalks shall be installed by the Applicant across Layton Hall Drive as shown on the GDP/PSP. The crosswalks shall be installed using stamped concrete or painted asphalt as coordinated with the Department of Community Development and Planning.
- C. The Applicant shall stripe a bicycle lane or bicycle sharrow indications along the north and south sides of Layton Hall Drive from University Drive to Old Lee Highway as coordinated with the Department of Public Works to facilitate connections to the Old Town Fairfax area. Said bicycle lanes or bicycle sharrow indications shall be located within existing right-of-way. If said improvements cannot be located within existing right-of-way, the Applicant shall install the improvements on the north side only.



- D. At issuance of the final occupancy permit for the Application Property, and subject to the approval of the Department of Public Works, the Applicant shall evaluate and modify, if necessary, the signal timing at the intersection of Layton Hall Drive and Old Lee Highway with the objective of lessening the queuing on eastbound Layton Hall Drive during the weekday a.m. peak traffic period.

3. STREETSCAPE

- A. The Applicant shall install a streetscape generally consisting of landscaping and a six (6) foot wide brick sidewalk along the Application Property's Layton Hall Drive frontage as shown on the GDP/PSP. The brick sidewalk shall extend to the existing painted crosswalk on University Drive that will remain.
- B. Subject to the granting of the Applicant's request for service by the public gas utility provider, the Applicant shall install gas lights compatible with those in the Old Town District along the Application Property's Layton Hall Drive frontage. The style of the gas lights shall be generally in conformance with that shown on the GDP/PSP. The spacing of the gas lights shall be coordinated with the Department of Community Development and Planning. Should the public gas utility provider not grant the Applicant's request for service, the Applicant shall install the lights with electric fixtures that have a similar appearance to a gas light.
- C. Utilities located along the Application Property's Layton Hall Drive frontage and on the Application Property shall be located underground.

4. LANDSCAPING AND OPEN SPACE

- A. Landscaping on the Application Property shall be in conformance with the landscape design shown on the GDP/PSP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with the Department of Community Development and Planning. Supplemental planting of native species within the RPA shall be provided in coordination with the Department of Community Development and Planning at time of site plan.
- B. The retaining wall located at the rear of Buildings B and C as identified on the GDP/PSP shall be constructed of rubble stacked stone and shall have a maximum height of ten (10) feet. Additional retaining walls shall be constructed of rubble stacked stone and shall have a maximum height of fourteen (14) feet. A metal embossed black railing shall be installed on top of all walls that exceed a height of three and one-half (3.5) feet.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall implement an enhanced Stormwater Management (SWM) and Best Management Practices (BMP) plan to control the quantity and quality of stormwater runoff from the Application Property. Stormwater management facilities shall consist of several underground storage facilities with appropriate



BMP/LID measures. The Applicant reserves the right to pursue additional stormwater management measures provided the same are in substantial conformance with the GDP/PSP.

- B. At time of site plan approval, the Applicant reserves the right to install pervious pavers for parking that is located within the designated Resource Protection Area (RPA).

## 6. RECREATIONAL AMENITIES

- A. The Applicant shall provide on-site recreational facilities to serve the residences of the Application Property, including a swimming pool and community building as shown on the GDP/PSP. Within the community building shown on the GDP/PSP, amenities shall include, but not be limited to, an exercise room with equipment, media center, multi-purpose room, dressing rooms and a cyber café. A leasing office shall also be located in the community building.
- B. At time of site plan approval, the Applicant shall contribute the sum of thirty-five thousand dollars (\$35,000.00) to the City of Fairfax for use in the planning, design and/or construction of recreational amenities at Van Dyke Park, which may include the establishment of a community garden.

## 7. PEDESTRIAN CONNECTIONS

- A. The Applicant shall install a trail connection on the Application Property in proximity to proposed Building C to an existing trail located parallel to University Drive that connects to the existing trail network at Van Dyke Park as shown on GDP/PSP.
- B. The Applicant shall install internal sidewalks on the Application Property as shown on the GDP/PSP. The concrete sidewalks shall be five (5) feet in width with brick banding.
- C. Subject to receipt of any necessary letters of permission at no cost, the Applicant shall resurface and widen the existing bicycle path/trail parallel to University Drive on the Application Property side of the existing floodplain from six (6) feet to eight (8) feet.
- D. The Applicant, in coordination with the Parks Director of the City of Fairfax and subject to receipt of any necessary letters of permission at no cost, shall construct a trail on the northeastern portion of the Application Property that provides a direct connection to Van Dyke Park. Should a connection location not be identified at time of site plan, the Applicant shall escrow the sum of twenty-five thousand dollars (\$25,000.00) for the construction of a future trail connection by others.



8. ARCHITECTURAL DESIGN

- A. The architectural design of the buildings shall be consistent with the conceptual elevations as shown on the GDP/PSP, and shall be generally consistent in style on all sides of the buildings. Juliette and/or full-size balconies shall not extend more than four (4) feet from the building. The elevations may be refined as a result of final design and engineering so long as the character and quality of the buildings remain in substantial conformance with those shown on the GDP/PSP. Building materials shall be predominately brick with pre-cast concrete or pre-finished painted brick at entries. Architectural elements, such as varied wall setbacks, brick banding, soldier coursing and/or relief patterns, shall be incorporated into the overall design to be presented for review by the Board of Architectural Review.
- B. Mechanical equipment shall not be located on the roofs of the buildings. Any mechanical equipment located on the ground shall be screened by fencing, landscaping or a combination thereof.
- C. At time of site plan and building plan approval, the Applicant shall demonstrate compliance of the residential buildings with the universal design criteria as set forth in the ICC/ANSI A117.1 (American National Standard Accessible and Usable Buildings and Facilities as referenced in the current edition of the Virginia Statewide Building Code) and the 1988 Fair Housing Design Manual.
- D. The proposed development shall consist of studios, one-bedroom and two-bedroom units, with a majority of the units comprised of studios and one-bedroom units. The layout of the units shall be as generally shown on the GDP/PSP as may be modified with final design and market demand.
- E. The Applicant shall install sprinkler systems in each proposed building.

9. SUSTAINABLE DESIGN

- A. In order to promote energy conservation and green building techniques, the Applicant shall incorporate energy saving devices which may include, but not be limited to, use of ENERGY STAR<sup>®</sup> appliances, energy efficient mechanical systems, recycling for occupant refuse, energy efficient lighting and insulation that meets or exceeds applicable energy code requirements.
- B. At time of site plan submission, the Applicant shall submit a LEED checklist to demonstrate the incorporation of energy saving components as described above and as generally available in the marketplace.
- C. All buildings shall be designed in accordance with the 2009 International Energy Conservation Code (IECC).



10. PARKING MANAGEMENT

- A. The Applicant shall assign parking management as one of the duties of its property manager. Parking management shall entail the efficient use of available constructed parking spaces, including the assignment of parking spaces to residents within the parking garage, and designation of guest parking as identified by signage. No fewer than two (2) conveniently located parking spaces will be reserved for vanpools and/or car sharing services.
- B. The Applicant shall assign one (1) parking space per unit that will be included in the monthly rent for each unit. The Applicant reserves the right to charge a fee or premium for preferred and/or additional parking spaces. A minimum of seven (7) guest parking spaces shall be provided adjacent to the community building. Additional guest parking shall be clearly designated on the Application Property and distributed throughout the site.

11. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

In an effort to reduce the numbers of vehicle trips generated by the Application Property, the Applicant shall implement Transportation Demand Management ("TDM") strategies. These strategies will include, but not be limited to, the following:

- A. Designation of a Transportation Management Coordinator ("TMC") which may be one of the duties assigned to its property manager. The TMC will provide on-site assistance to residents and employees in forming and maintaining carpools and vanpools. The TMC will display in the Application Property's leasing office information on local transit services, carpool programs, and ridesharing programs. The TMC will ensure that the displayed information is current.
- B. Availability of covered bicycle storage facilities for residents in garages. A bicycle rack will also be provided on the Application Property for site visitors and/or employees.
- C. At the time of initial lease, the Applicant shall provide prepaid SmarTrip cards with a value of twenty-five (\$25.00) to new residents.
- D. Designation of a centralized office space in the community building on the Application Property that may be used by residents for telework activities. The space will include access to a computer, printer, and facsimile machine.
- E. Installation of at least one interior or exterior electric vehicle charging station on the Application Property.

12. SIGNS

In coordination with Department of Community Development and Planning, the Applicant shall install, or allow the City of Fairfax to fabricate and install, way-finding signs, district entry signs and/or trail signs consistent with those located in the Old Town



Fairfax Area at a cost not to exceed ten thousand dollars (\$10,000.00). Any funds not expended on said signs shall be allocated to improvements to Van Dyke Park.

13. TENANT RELOCATION

The Applicant shall provide for tenant relocation in accordance with the plan attached hereto as Exhibit A.

14. AFFORDABLE HOUSING

In order to address the need for affordable housing in the City of Fairfax, the Applicant shall lease eighteen (18) of the units constructed on the Application Property as affordable units in accordance with the following conditions:

- A. Nine (9) units shall be affordable to households with an income of up to eighty (80) percent of the median income (AMI) for the Washington Standard Metropolitan Statistical Area as specified annually by HUD. Income eligibility limits shall be adjusted based on household size as follows: 70% for a one person household, 80% for a two person household, 90% for a three person household and a 100% for a four person household.
- B. Nine (9) units shall be affordable to households with an income of up to seventy (70) percent of the median income (AMI) for the Washington Standard Metropolitan Statistical Area as specified annually by HUD. Income eligibility limits shall be adjusted based on household size as follows: 70% for a one person household, 80% for a two person household, 90% for a three person household and a 100% for a four person household.
- C. The units shall be integrated into and dispersed throughout the development to the extent feasible.
- D. The number of bedrooms per unit shall be proportional to the number of bedrooms per unit in the market units.
- E. The tenants who lease the units shall meet the income eligibility criteria identified herein as documented annually to the Applicant and remain in good standing for the term of the lease. Said documentation shall be made available to the Department of Community Development and Planning on an annual basis upon request.
- F. Should a tenant leasing a unit no longer qualify under the income eligibility criteria identified herein, the Applicant, within its sole discretion, shall either allow the tenant to continue occupancy at market rates and designate another unit within the development as affordable, when available, or relocate the tenant to a market rate unit and continue to lease the previously designated affordable unit in accordance with the income eligibility criteria.

- G. Marketing of the units shall include coordination with non-profit organizations including those that serve military personnel who have been wounded during service.
- H. The affordability restriction described herein shall remain in place for twenty (20) years after the issuance of the first occupancy permit for an affordable unit on the Application Property at which time this proffer shall be null and void and of no further force and effect.

15. MISCELLANEOUS

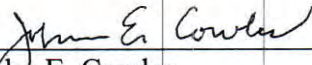
- A. Occupancy Restrictions. To the extent permitted by State and Federal Fair Housing regulations, the occupancy of each dwelling unit in the development shall be limited to no more than two (2) persons per bedroom.
- B. Construction. The improvements described herein shall be constructed concurrently with the development unless otherwise specified. Should any of the improvements described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator.
- C. Security. The Applicant shall include security features as a part of final architectural design. Any security cameras installed on the Application Property shall include a thirty (30) day retention of information.
- D. Demolition. The demolition of existing buildings shall be performed in accordance with all State and local regulations for the removal of asbestos.
- E. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.



APPLICANT/OWNER OF TAX MAP 57-4 ((2)) 174

SEVENTEENTH CARR - LAYTON HALL  
LIMITED PARTNERSHIP

By: GP-LAYTON HALL, L.L.C., a  
Virginia limited liability, General Partner

  
By: John E. Cowles  
Its: Manager

[SIGNATURES END]





City of Fairfax, Virginia  
**Board of Architectural Review**  
 Administrative Review

BAR #: A-532-14-4  
 14030027  
 Date: 06/26/2014

<b>Subject:</b>	Layton Hall Apartments architecture modifications	<b>Description of Proposal:</b>	<i>Request to modify architectural elements from the plans previously approved by the Board of Architectural Review on October 16, 2013.</i>
<b>Applicant:</b>	Seventeenth Carr-Layton Hall Limited Partnership		
<b>Representative:</b>	Lynne Strobel Walsh, Colucci, Lubeley		
<b>Address:</b>	10320 Layton Hall Drive		
<b>Property Zoning:</b>	RPD Residential Planned Development, Old Town Fairfax Transition Overlay District		

**Checklist:**

- ☒ Applicant has submitted all necessary materials.
- ☒ Proposal complies with zoning.
- ☒ Proposal complies with design guidelines.

**Decision:**

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed addition(s) or modification(s) as described above is:

- ☐ Denied
- ☐ Approved
- ☒ Approved with Conditions as below:

- 1) *The proposed buildings shall be constructed as approved by the BAR on October 16, 2013 and as modified by this approval as shown in the exhibits submitted on March 7, 2014 and June 12, 2014.*
- 2) *The applicant shall secure all necessary sign and building permits.*
- 3) *All proposed site and landscaping changes shall be noted on the modified site plan to be approved by the Zoning Administrator.*

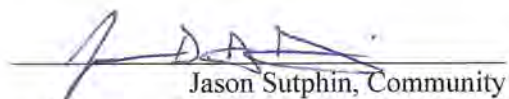
**Analysis:**

*The applicant seeks approval to make modifications to architectural details of the clubhouse building and balconies and roof of the long façades of each of the seven proposed multifamily buildings.*

*For the multifamily buildings, the architect relocated mechanical equipment to an exterior closet which resulted in a modification to the balcony being slightly inset further into the building than previously approved. The roof was redesigned to include hip roof elements in lieu of the previously approved dormers. The materials, height and footprint of the buildings remain unchanged from the previously approved plans. The proposal is in substantial conformance with the proffers.*

*For the clubhouse, the architect has modified the interior space of the building for additional uses including adding a third story, necessitating modifications to the exterior. The height of the building has increased only six inches and the foot print of the building has been modified. The same materials as previously approved are still proposed. The overall look of the proposed clubhouse changes are substantially in conformance with the previously approved elevations and proffers.*

*The proposed architectural design modifications are in substantial conformance with plans approved by the Board on October 16, 2013 and with the Design Guidelines.*

  
 Jason Sutphin, Community  
 Development Division Chief

6/27/14  
 Date

- Please note:** A. This certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within twelve (12) months from the date of approval.  
 B. The applicant shall not deviate from the approved design.  
 C. The applicant shall be responsible for obtaining all required permits prior to construction or installation.

## PROPOSED MINOR MODIFICATIONS TO BUILDING ELEVATIONS

### LAYTON HALL

Layton Hall is a residential community located in the northeast quadrant of Layton Hall Drive and University Drive. Layton Hall is zoned to the Residential Planned Development (RPD) and Old Town Fairfax Transitional Overlay Districts in conjunction with a rezoning granted by the City Council at its regular meeting held on May 14, 2013. The approval allows for the construction of seven (7) new multifamily residential buildings that are labeled A through G on the approved development plan and the site plan submitted to Fairfax City.

The Board of Architectural Review (BAR) reviewed the proposed architecture, landscaping, building materials and other site features for Layton Hall at a hearing held on October 16, 2013. The BAR approved the graphics and materials as presented at the hearing. The owner and developer of the Layton Hall community has been working closely with Fairfax City staff to achieve site plan approval that will allow for commencement of construction. In this process, the architectural drawings have been further refined and a revised elevation is proposed. I have enclosed three (3) sets of the south elevation for Building A as approved by the BAR and three (3) sets of a revised south elevation for Building A dated February, 2014. The architect has located the mechanical equipment (HVAC) for each unit within a closet that is accessible from the balcony. The relocation of mechanical equipment to an exterior closet improves the livable space for residents and mitigates noise impacts. This modified design results in the balcony being slightly inset further into the building which results in a more articulated building façade. The building is not located any closer to the property line and has not increased in size. The roof has also been redesigned to include hip roof elements at each end of the building in lieu of the previously approved dormers. The modified roof line helps to soften the structure and bring the building ends visually closer to grade. The proposed modifications described herein will be incorporated into the front building façade of each building in the community.

All other elevations, landscaping, building materials and other site features presented to the BAR remain unchanged. It is anticipated that the modifications described herein may be administratively approved without the necessity of an additional hearing before the BAR.



**Layton Hall**  
*Apartment Buildings*



A Building - South Elevation  
 $3/32'' = 1'-0''$

*City of Fairfax  
Board of Architectural Review  
Submission Materials*

*August 2013*



Layton Hall  
*Apartment Buildings*



A Building - South Elevation  
3/32" = 1'-0"

City of Fairfax  
Board of Architectural Review  
Submission Materials

August 2013



Layton Hall  
*Apartment Buildings*



A Building - South Elevation  
 $3/32'' = 1'-0''$



City of Fairfax  
Board of Architectural Review  
Submission Materials

August 2013



# Layton Hall

## *Apartment Buildings*



Proposed A Building - South Elevation  
3/32" = 1'-0"

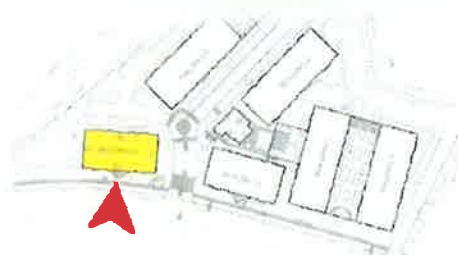
*City of Fairfax  
Board of Architectural Review  
Submission Materials*

*February 2014*



# Layton Hall

## *Apartment Buildings*



Proposed A Building - South Elevation  
3/32" = 1'-0"

City of Fairfax  
Board of Architectural Review  
Submission Materials

February 2014



# Layton Hall

## *Apartment Buildings*



Proposed A Building - South Elevation  
3/32" = 1'-0"

City of Fairfax  
Board of Architectural Review  
Submission Materials

February 2014





APPROVED WEST ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"

5.22.14

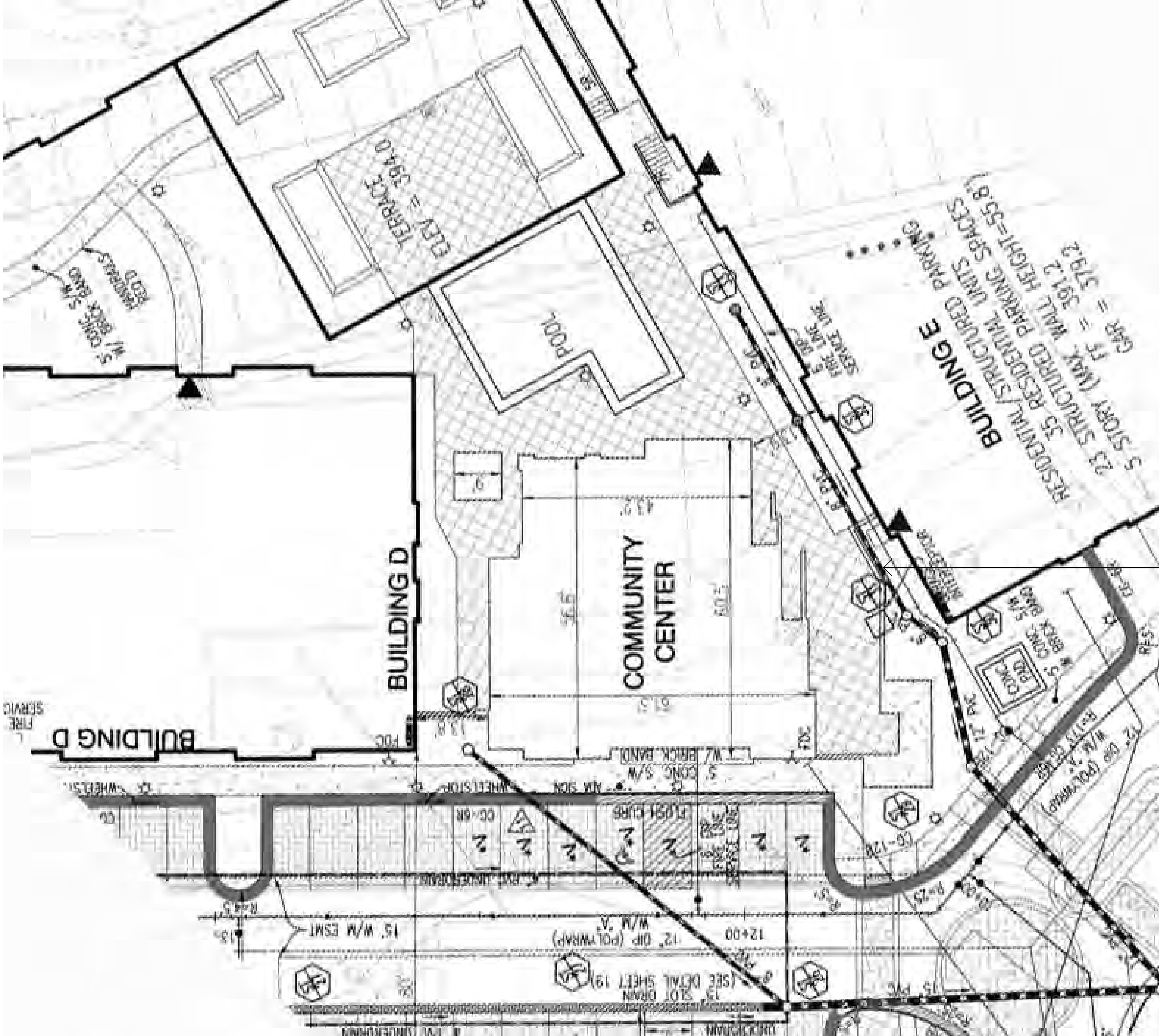
LAYTON HALL CLUBHOUSE  
SEVENTEENTH CARR-LAYTON HALL LIMITED PARTNERSHIP  
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ARCHITECTS AND PLANNERS

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PROPOSED SITE PLAN  
SCALE 1:30  
SITE PLAN PER DEWBERRY DRAWING DATED 4.23.14



AVERAGE WALL HEIGHT CALCULATION

LOCATION	WALL AREA SF	LINEAR FOOTAGE	AVERAGE HEIGHT
WEST	2384.00	61.21	
EAST	1658.00	61.21	
NORTH	980.00	60.33	
SOUTH	1398.00	60.33	
	6420.00 SF	243.08 FT	26.41 FT

PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"

MAXIMUM HEIGHT AT ANY POINT: 49.5 FT AT WEST ELEVATION